

REVISIONS TO LAND SUBDIVISION ORDINANCE
DRAFT
OCTOBER 28, 2004

Outlot:

- Change definition to distinguish it from a buildable lot. The outlot would be required to have access to a public street or private roadway, but not required to have frontage.
- Identify the use of the outlot on preliminary plats and final plats

Preliminary Plat:

- Delete the 30 day Planning Director's letter; preliminary plats would be scheduled for Planning Commission the same as Use Permits and Special Permits. Application must be submitted four Thursdays prior to Planning Commission.
- Planning Director may allow CUP, PUD, special permit or use permit to serve in lieu of preliminary plat. (not a waiver)
- Change the time for other departments to return comments from 15 days to 10 days.
- Approval of the preliminary plat authorizes the subdivider to proceed with all improvements. The current ordinance does not allow the installation of street signs and street lights after preliminary plat approval.

Final Plats:

- Final plats not involving dedication of new streets(previously called administrative final plats) do not have to wait 14 days after approval to be filed at Register of Deeds.
- Change the time for other departments to return comments from 15 days to 10 days.

Sidewalks:

- The developer shall submit to the City the cash equivalent for the installation of sidewalks along major streets that have not been improved to urban standards and the City shall install the sidewalk prior to or as part of the improvement of the street to the urban cross section.
- Sidewalks along major streets improved to urban standards shall be installed within two years of final plat approval.
- Sidewalks along outlots shall be installed at the same time as street paving, except those outlots that are reserved for future development.
- All other sidewalks prior to issuing an occupancy permit or within four years of final plat approval; whichever comes first.
- The surety amount for sidewalks shall be 25% of the estimated cost of construction excluding sidewalks along major streets where the developer submitted equivalent cash and outlots reserved for future development.
- Sidewalks along major streets shall be a minimum width of 5 feet.

Street Trees:

- Where there is adequate space(10' between curb and sidewalk) for the installation of street trees within the right-of-way along major streets, the developer shall submit the cash equivalent for the installation of street trees to the City.

- A cash contribution may be furnished on final plats with ten or fewer lots.
- Street trees along major streets to be installed by the City at the same time the street is improved to urban standards when there is adequate space within the right-of-way. If the major street is already improved to urban standards, the street trees shall be installed within two years of final plat approval.
- If there is not adequate space between the sidewalk and curb on major streets, the street trees shall be planted on private property within two years of final plat approval.
- Street trees not along major streets or outlots reserved for future development to be planted within four years of final plat approval.
- The surety for street trees may be reduced by 50% or 75% when 50 or 75 percent have been installed.

Landscape Screens:

- Landscape screens to be installed within two years of final plat approval.

Ornamental Street Lighting:

- Ornamental Street lights to be installed within two years of final plat approval except along major streets.

Private Facilities:

- The maintenance obligation for private facilities including sewers, sewage treatment plants, water supply systems, roadways, lighting, recreational facilities, park areas, street trees, or other physical facilities shall not be transferred to the association of property owners until an engineer, contractor and/or nursery has certified in writing to the satisfaction of the City Attorney that the improvements have been installed as per the approved plans and the documents creating the association have been reviewed by the City Attorney.

Improvements in Major Streets

- Delete the section referring to the subdivider being responsible for the cost of local street paving in a major street. The cost of paving a major street is covered by impact fees.

General:

- The Planning Director may waive improvements when no additional lots are created in a subdivision.
- Double frontage residential lots abutting a major street which have relinquished access to the major street shall have a minimum lot depth of 120 feet, except when the right-of-way of the major street is 120' or larger, then the minimum lot depth shall be 110'.

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